

WAYNE CHRISTIAN, CHAIRMAN
CHRISTI CRADDICK, COMMISSIONER
RYAN SITTON, COMMISSIONER



DANNY SORRELLS
DIRECTOR, OIL AND GAS DIVISION
CLAY WOODUL
ASSISTANT DIRECTOR, FIELD OPERATIONS

RAILROAD COMMISSION OF TEXAS

OIL AND GAS DIVISION

July 31, 2019

Mr. Jatin Gopaul
Forefront Hospitality, Ltd.
1442 South Padre Island Drive
Corpus Christi, TX 78416

RE: *Certificate of Completion with Restrictions*
5.217-Acre Tract of Land
South Padre Island Drive
Voluntary Cleanup Program (VCP) No. 04-17010

Dear Mr. Gopaul:

Staff of the Railroad Commission of Texas (RRC) Voluntary Cleanup Program (VCP) is pleased to provide you with the enclosed Certificate of Completion for the approximately 5.217-acres of land located along South Padre Island Drive in Corpus Christi, Nueces County, Texas. The Site is more specifically located at latitude 27.67655, longitude -97.29805 (WGS 84/NAD 83). This letter only applied to historical oil and gas exploration and production activities on the property that are subject to the RRC's jurisdiction. The following reports were reviewed prior to issuance of the Certificate:

Phase I Environmental Site Assessment, Approximately 5.217 Acres Located along South Padre Island Drive, Corpus Christi, Nueces County, Texas 78418, dated January 3, 2016;

Phase II Environmental Site Assessment, Approximately 5.217 Acres Located along South Padre Island Drive, Corpus Christi, Nueces County, Texas 78418, dated March 3, 2017;

Supplemental Phase II Environmental Site Assessment, Approximately 5.217 Acres Located along South Padre Island Drive, Corpus Christi, Nueces County, Texas 78418, dated July 10, 2017;

Work Plan for Additional Assessment, 5.217 Acre Tract, South Padre Island Drive and Fluor Bullfinch, Corpus Christi, Texas, dated December 14, 2017;

Subsurface Investigation and Groundwater Monitoring, 5.217-Acre Property, South Padre Island Drive and Flour Bluff Drive, Corpus Christi, Nueces County, Texas 78418, dated June 14, 2018;

Installation of Well STC-MW-8 and Groundwater Monitoring of All Wells, 5.217-acre property, South Padre Island Drive and Flour Bluff Drive, Corpus Christi, Texas, RRC VCP Application Number 04-17010, dated December 12, 2018

Site History

The site consists of 5.217-acres of undeveloped land located along Padre Island Drive, between Bulfinch Street and Flour Bluff Drive in Corpus Christi, Texas. The site was historically used for oil and gas exploration and production activities from the 1920s through the 1980s. Land surrounding the site is a mixture of commercial and residential properties. The current intended use of the site is commercial/industrial.

Soil and Groundwater Investigation

The Phase I Environmental Site Assessment (ESA) identified oil and gas exploration and production activities that occurred on the subject property between the 1950s and 1970s. Disposal pits and tank batteries likely associated with on-site oil and gas exploration and production activities were identified in the southwest portion of the property in historical aerial images. This equipment, as well as the oil and gas production activities was identified as a recognized environmental condition (REC) in the Phase I ESA and warranted additional environmental investigation. A Phase II ESA was conducted in February 2017 and consisted of the installation of three soil borings, which were converted into temporary monitor wells. Two borings were installed in the southwest portion of the site near the location of the historical pit (SB-1/TMW-1 and SB-2/TMW-2) and one boring was installed in the northeast portion of the site near the location of other oil/gas activity (SB-3/TMW-3). Soil and groundwater samples were collected from all three borings and were analyzed for volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), metals, chlorides, and pH. Depth to groundwater beneath the site ranges from approximately 3 to 4 feet below ground surface (bgs). Results of the sampling event indicated that concentrations of TPH in soil were in excess of the Tier 1 soil-to-groundwater protective concentration levels (PCLs) for all three hydrocarbon ranges in SB-1, but were below the Tier 1 residential total soil combined PCL. Additionally, concentrations of TPH in groundwater were in excess of the Tier 1 groundwater PCL of 0.98 milligrams per liter (mg/L) in TMW-1 and TMW-2. Arsenic was in excess of the Tier 1 groundwater PCL of 0.01 mg/L in TMW-2. Barium and lead were in excess of the Tier 1 groundwater PCL of 2 and 0.015 mg/L in TMW-1 and chloride was in excess of the Texas Secondary Drinking Water Standard of 300 mg/L in all three wells.

Based on the findings of the Phase II ESA, a supplemental Phase II was conducted in June 2017 in order to further investigate soil and groundwater contamination found at the site. The investigation consisted of the installation of four soil borings and conversion of each boring into a permanent monitor well (MW-1 through MW-4). Monitor wells MW-1 and MW-2 were installed in the southwest portion of the site and monitor wells MW-3 and MW-4 were installed in the northwest portion of the site. Soil and groundwater samples were collected from each boring and analyzed for Poly-aromatic hydrocarbons (PAHs), TPH, metals, and chlorides. TPH was in excess of both the soil-to-groundwater PCL and the total soil combined PCL in on soil sample, MW-1 (1-4 feet). This sample was then analyzed via method TX1006, which indicated that there was no exceedance of TPH in MW-1 (1 - 4 feet) above the individual hydrocarbon fractions. No other constituent was detected above their respective total soil combined PCL or soil to groundwater PCL. TPH was in excess of the Tier 1 residential groundwater PCL in MW-1 and MW-2. Both

groundwater samples were analyzed for TPH by TX1006, indicating multiple exceedances of individual hydrocarbon fractions. Chlorides were also in excess of Texas Secondary Drinking Water Standard in two of the four monitor wells (MW-2 and MW-3). No other constituent was detected above their respective Tier 1 residential groundwater PCL.

In May 2018, two exploratory soil borings (B-1 and B-2) and three additional permanent monitor wells (STC-MW-5 through STC-MW-7) were installed at the Site to delineate TPH impacts to soil and groundwater. Soils in both the borings and monitor wells were screened using photoionization detectors (PID) and soil samples were collected based on the highest readings above the soil-groundwater interface. Soils were analyzed for TPH and benzene, toluene, ethylbenzene, and xylenes (BTEX). TPH was detected in both samples from B-2 at 0 to 2 feet bgs and 5 to 7.5 feet bgs. Total TPH in B-2 (0-2 ft) was 282 mg/kg and total TPH in B-2 (5-7.5 ft) was 2900 mg/kg suggesting migration of hydrocarbons in the capillary fringe zone. Similar results were observed in STC-MW-7, with a total TPH concentration in STC-MW-7 (0-2 ft) of 239 mg/kg and 3410 mg/kg in STC-MW-7 (5-7.5 ft). TPH and BTEX were not detected above the soil-to-groundwater PCL in any other soil samples. There were also no exceedances of dissolved phase constituents in the newly installed monitor wells at the sites. Previous exceedances of TPH in MW-1 and MW-2 showed a significant reduction in concentrations from 93.3 mg/L and 60.4 mg/L to 4.67 mg/L and 3.05 mg/L, respectively. Additionally, chlorides were still in excess of the Texas Secondary Drinking Water Standard in MW-2 and MW-3. There were no exceedances of other constituents above the Tier 1 groundwater PCL.

One additional permanent monitor well, STC-MW-8, was installed at the site in November 2018 for the purposes of delineating the downgradient extent of chlorides in MW-3. Two soil samples were collected during the installation of STC-MW-8 and were analyzed for TPH and BTEX. There were no detections of TPH or BTEX in either of the soil samples. Groundwater samples collected from STC-MW-8 also showed no detections of TPH or BTEX. Chlorides were detected in STC-MW-8, but were well below the Texas Secondary Drinking Water Standard of 300 mg/L.

Environmental Restrictive Covenant

Based on the findings of soil and groundwater assessments performed at the Site, an institutional control designating the property for commercial/industrial land use only and restricting groundwater use was determined to be an acceptable remedy for contamination remaining in groundwater at the site. A restrictive covenant (2019027845) was filed and recorded with the Nueces County Clerk on July 15, 2019. The Affected Property is described as a 5.217-acre tract and more fully described in Exhibit "A" of the enclosed restrictive covenant. The following restrictions apply to the entire 5.217-acre tract:

1. No part of Affected Property shall be used for residential land use as defined in the Restrictive Covenant;
2. The investigation and assessment reports identified impacted groundwater at one foot below ground surface to the bottom of the groundwater bearing unit at 60 feet below ground surface. Penetration of the impacted groundwater beneath the Affected Property for any purpose shall only be conducted in such a manner as to prevent the migration or release of

contaminates to any other zone or environmental media and to prevent uncontrolled exposure to human ecological receptors;

3. Use or consumption of groundwater beneath the Affected Property ranging from 1 to 60 feet below ground surface, shall be prohibited except for monitoring or remediation purposes;
4. Any water wells completed on the Affected Properties must be installed by a Texas Department of Licensing and Regulation (TDLR)-licensed water well driller in accordance with applicable rules. Installed wells shall not be screened/perforated from the surface to 60 feet bgs unless for authorized monitoring purposes and the collections of samples for analysis;
5. These restrictions shall be a covenant running with the land.

Monitor Well Plugging and Abandonment

Plugging and abandonment activities of the three temporary monitor wells were performed in 2017 and in 2018 for the seven permanent monitor wells. Plugging and abandonment activities were performed in accordance with requirement outlined in 16 TAC Chapter 76. A copy of all plugging reports has been provided to the RRC.

On behalf of the RRC, staff of the Site Remediation Section thank you for your participation in the Voluntary Cleanup Program. Additional questions can be directed to me by telephone at 512-463-3384 or by email at leslie.bruce@rrc.texas.gov.

Sincerely,



Leslie Bruce

Technical Coordinator
Site Remediation Section

CC: Mr. Peter Pope, Manager, Site Remediation (via email)
Mr. Craig Tribley, STC Environmental Services, Inc. (via email)
Mr. Roshan Bhakta, General Manager, IHG® (via email)

**VOLUNTARY CLEANUP PROGRAM
FINAL CERTIFICATE OF COMPLETION
WITH RESTRICTIONS**

As provided for Chapter 91, Subchapter 0, Texas Natural Resource Code.

I, PETER G. POPE, ASSISTANT DIRECTOR OF THE SITE REMEDIATION SECTION, OIL AND GAS DIVISION, RAILROAD COMMISSION OF TEXAS, CERTIFY UNDER CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE, THAT NECESSARY RESPONSE ACTIONS HAVE BEEN COMPLETED FOR VOLUNTARY CLEANUP PROGRAM SITE VCP NO. 04-17010 FOR THE TRACT OF LAND DESCRIBED IN EXHIBIT "A", BASED ON THE AFFIDAVIT OF COMPLETION OF RESPONSE ACTION, EXHIBIT "B" AND WHICH ARE FURTHER DESCRIBED IN THE APPROVED FINAL REPORT FOR THE SITE. THE APPLICANT WAS NOT A RESPONSIBLE PARTY UNDER SECTION 91.113. ON THE DATE OF ISSUANCE OF THIS CERTIFICATE THE APPLICANT IS QUALIFIED TO OBTAIN THE PROTECTION FROM LIABILITY PROVIDED BY CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE.

EXECUTED on 31 July 2019



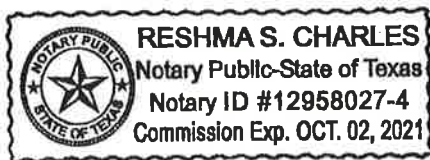
*Peter G. Pope, Assistant Director
Site Remediation Section*

STATE OF Texas

COUNTY OF Travis

BEFORE ME, personally appeared Peter G. Pope, Assistant Director, Site Remediation Section, of the Railroad Commission of Texas, known to me to be the person and agent of said commission whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st Day of July 2019.



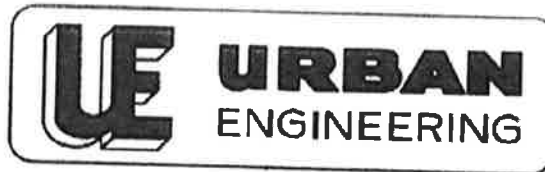
Notary without Bond



Notary Public in and for the State of Texas

EXHIBIT "A"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
LEGAL DESCRIPTION 5.217-ACRE TRACT

VCP No. 04-17010



Job No. 11530.B8.02
July 17th, 2018

EXHIBIT A
PAGE 1 OF 4

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 5.22 Acre Tract, being all of Lots 4R and 7R, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 68, Pages 799-800, Map Records of Nueces County, Texas and all of Lot 3, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 48, Pages 21-22, of the said Map Records; said 5.22 Acre Tract being more fully described by metes and bounds as follows:

Beginning, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, on the Northwest line of a 20 Foot Wide Railroad Right-of-Way, as recorded in Clerk's File No. 191733, Deed Records of Nueces County, Texas, for the Northeast corner of the said Lot 7R and this Tract;

Thence, South $28^{\circ}28'14''$ West, with the said Northwest line of the 20 Foot Wide Railroad Right-of-Way, 60.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for a Southeast corner of the said Lot 7R and this Tract;

Thence, North $61^{\circ}31'46''$ West, with a South boundary line of the said Lot 7R, 13.07 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for a corner of the said Lot 7R and this Tract;

Thence, North $84^{\circ}43'46''$ West, continuing with a South boundary line of the said Lot 7R, 386.39 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for an inner ell corner of the said Lot 7R, and this Tract;

Thence, South $05^{\circ}16'14''$ West, with an East boundary line of the said Lot 7R, at 204.74 Feet, pass a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for a common corner of the said Lots 4R and 7R, in all 417.46 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, on the North Right-of-Way line of South Padre Island Drive (State Highway 358), a public roadway, the Southeast corner of the said Lot 4R and of this Tract, for the beginning of a circular curve to the Left, having a delta of $04^{\circ}49'58''$, a Radius of 3,899.83 Feet, an arc length of 328.95 Feet, and a chord which bears North $77^{\circ}51'25''$ West, 328.85 Feet;

Thence, with the said North Right-of-Way line, and the said Lots 3, 4R and 7R and the said circular curve to the Left, 328.95 Feet, to the Southwest corner of the said Lot 3 and this Tract;

Thence, North $05^{\circ}16'14''$ East, with the West boundary line of the said Lot 3, 173.38 Feet, the South boundary line of the said Lot 7R, for the Northwest corner of the said Lot 3, for a corner of this Tract, from **Whence** a 5/8 Inch Iron Rod Found, bears South $84^{\circ}43'46''$ East, 0.57 Feet;

Thence, North $84^{\circ}43'46''$ West, with the South boundary line of the said Lot 7R, 240.37 Feet, to a Drill Hole Found, on the East Right-of-Way line of Bullfinch Street, a public roadway, for the Southwest corner of the said Lot 7R and this Tract, from **Whence** a 1 Inch Iron Pipe Found, bears North $63^{\circ}49'45''$ East, 0.42 Feet;

Thence, North $05^{\circ}16'14''$ East, with the said East Right-of-Way line, the West boundary line of the said Lot 7R, 254.73 Feet, to a Drill Hole Found, for the Northwest corner of the said Lot 7R and of this Tract;

S:\Surveying\11530\B700\OFFICE\METES AND BOUNDS\MIB_0.439_11530B700_20170406.doc

(361)854-3101

2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

FAX (361)854-6001

www.urbaneng.com

TBPE Firm # 145 • TBPLS Firm # 10032400

EXHIBIT A
PAGE 2 OF 4

Thence, South 84°43'46" East, with the North boundary line of the said Lot 7R, 988.90 Feet, to the Point of Beginning, containing 5.22 Acres (227,268 Sq. Ft.) of land, more or less.

Grid Bearings and Distances described herein are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

5.22 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described herein.



URBAN ENGINEERING
James D. Carr
James D. Carr, R.P.L.S.
License No. 6458

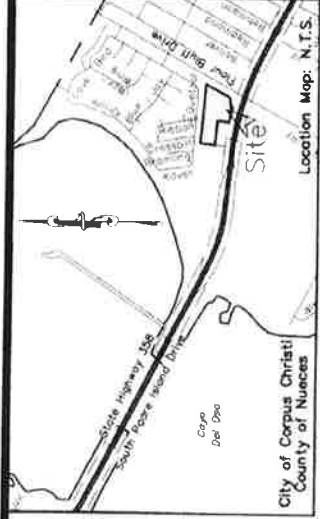
✓ 68 P799

EXHIBIT A
PAGE 3 OF 4

- Notes:
- Total platred area contains 7.44 Acres of Land.
 - The receiving water for the storm water runoff from this property is the Cap Boy. The TCEQ has classified the aquatic life use for the Cap Boy as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
 - Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System with Zone 14205, and are based on the North American Datum of 1983 (NAD83), Epoch 2010.00.
 - By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485-464 0316 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
 - The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
 - No driveway access permitted from Floor Bluff Drive for a distance of 100.00 feet from the Southeast corner of Lot 5R.
 - Property must comply with TxDOT's Traffic Access Management Plan.
 - If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

Plat of
Turtle Cove Center Unit 2
Block 1, Lots 4R, 5R and 7R

being a replat of Lots 4 and 5, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 48, Pages 21-22, Map Records of Nueces County, Texas and Lots 7 and 8, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 49, Pages 104-105, Map Records of Nueces County, Texas



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the 8th day of March 2017

Patricia
Ronia Nathannatha P.F. LEED AP
Development Services Engineer

State of Texas
County of Nueces

This final plat of the herein described property was approved in behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the 24th day of JUNE 2016

[Signature]
Philip [Signature] A.L.L. LEED AP, Chairman

✓ 68 P799

State of Texas
County of Nueces

No. 201009347
Filed for Record
March 9 2017

State of Texas
County of Nueces

No. 201009347
Filed for Record
March 9 2017

I, Kara Sando, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 24th day of JUNE 2016 with the certificate of acknowledgment was duly recorded in my office the 9th day of MARCH 2017 at 11:23 AM O'clock P.M. and Volume 48 Page 71-808 Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year first written.

Kara Sando
Kara Sando, County Clerk
Nueces County, Texas
By [Signature]
Deputy

State of Texas
County of Nueces

This the 23rd day of February 2017

By [Signature]
Paul Dudurion
Notary Public, and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne Yarn, as interim CEO of Navy Army Community Credit Union, on behalf of said credit union.

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne Yarn, as interim CEO of Navy Army Community Credit Union, on behalf of said credit union.

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne Yarn, as interim CEO of Navy Army Community Credit Union, on behalf of said credit union.

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This the 23rd day of February 2017

By [Signature]
Paul Dudurion
Notary Public, and for the State of Texas

State of Texas
County of Nueces

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne Yarn, as interim CEO of Navy Army Community Credit Union, on behalf of said credit union.

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne Yarn, as interim CEO of Navy Army Community Credit Union, on behalf of said credit union.

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne Yarn, as interim CEO of Navy Army Community Credit Union, on behalf of said credit union.

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne Yarn, as interim CEO of Navy Army Community Credit Union, on behalf of said credit union.

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne Yarn, as interim CEO of Navy Army Community Credit Union, on behalf of said credit union.

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne Yarn, as interim CEO of Navy Army Community Credit Union, on behalf of said credit union.

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne Yarn, as interim CEO of Navy Army Community Credit Union, on behalf of said credit union.

This the 23rd day of February 2017

By [Signature]
Wayne Yarn, Interim CEO



EXHIBIT A PAGE 4 OF 4



088899

Plat of Turtle Cove Center Unit 2 Block 1, Lots 4R, 5R and 7R

being a replat of Lots 4 and 5, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 48, Pages 21-22, Map Records of Nueces County, Texas and Lots 7 and 8, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 49, Pages 104-105, Map Records of Nueces County, Texas



DATE: February 24, 2016
SCALE: 1"=60'
JOB NO.: 11530.06.00
SHEET: 2 of 2
DRAWN BY: JC

- ① 3.84" Area Not Found
- ② 0.81" Area Not Found
- ③ 2.85" Area Not Found
- ④ 5.78" Area Not Found
- ⑤ 7.74" Area Not Found
- ⑥ 10.07" Area Not Found
- ⑦ 12.41" Area Not Found
- ⑧ 14.75" Area Not Found
- ⑨ 17.09" Area Not Found
- ⑩ 19.43" Area Not Found
- ⑪ 21.77" Area Not Found
- ⑫ 24.11" Area Not Found
- ⑬ 26.45" Area Not Found
- ⑭ 28.79" Area Not Found
- ⑮ 31.13" Area Not Found
- ⑯ 33.47" Area Not Found
- ⑰ 35.81" Area Not Found
- ⑱ 38.15" Area Not Found
- ⑲ 40.49" Area Not Found
- ⑳ 42.83" Area Not Found
- ㉑ 45.17" Area Not Found
- ㉒ 47.51" Area Not Found
- ㉓ 49.85" Area Not Found
- ㉔ 52.19" Area Not Found
- ㉕ 54.53" Area Not Found
- ㉖ 56.87" Area Not Found
- ㉗ 59.21" Area Not Found
- ㉘ 61.55" Area Not Found
- ㉙ 63.89" Area Not Found
- ㉚ 66.23" Area Not Found
- ㉛ 68.57" Area Not Found
- ㉜ 70.91" Area Not Found
- ㉝ 73.25" Area Not Found
- ㉞ 75.59" Area Not Found
- ㉟ 77.93" Area Not Found
- ㊱ 80.27" Area Not Found
- ㊲ 82.61" Area Not Found
- ㊳ 84.95" Area Not Found
- ㊴ 87.29" Area Not Found
- ㊵ 89.63" Area Not Found
- ㊶ 91.97" Area Not Found
- ㊷ 94.31" Area Not Found
- ㊸ 96.65" Area Not Found
- ㊹ 98.99" Area Not Found
- ㊺ 101.33" Area Not Found
- ㊻ 103.67" Area Not Found
- ㊼ 106.01" Area Not Found
- ㊽ 108.35" Area Not Found
- ㊾ 110.69" Area Not Found
- ㊿ 113.03" Area Not Found

EXHIBIT "B"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
AFFIDAVIT OF COMPLETION

VCP No. 04-17010

EXHIBIT "B"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
AFFIDAVIT OF COMPLETION OF RESPONSE ACTION

I, Jatin Gopaul, representing Forefront Hospitality, Ltd., have completed the necessary response actions, pursuant to Chapter 91, Subchapter O, Texas Natural Resource Code, at the approximately 5.217-Acre tract of land described in Exhibit "A" (Site) of this certificate pertaining to Voluntary Cleanup Program (VCP) No. 04-17010 located in Nueces County, Texas. The applicant has submitted and received approval from the Railroad Commission of Texas (RRC) on all plans and reports required by the Voluntary Cleanup Agreement. The plans and reports were prepared using a prudent degree of inquiry of the Site consistent with accepted industry standards to identify all contaminants, waste and contaminated media of regulatory concern. The response actions for the site have achieved response action levels as determined by the standards of the RRC and remain protective as long as the following controls are maintained:

For purposes of this Restrictive Covenant the following terms

- "commercial/industrial land use" means use of property for anything other than use for human habitation or for other purposes with a similar potential for human exposure. Human habitation includes but is not limited to residential land use.
- "environmental medium" means a material found in the natural environment such as soil, groundwater, air, surface water, and sediments, or a mixture of such materials with liquids, sludges, gases, or solids.
- "exposure pathway" means the course that a COC takes from a source area to ecological or human receptors and includes a source area, a point of exposure, and an exposure route (e.g., ingestion), as well as a transport mechanism if the point of exposure is different from the source area.
- "residential land use" means use for dwellings, such as single family houses and multi-family apartments, children's homes, nursing homes, residential portions of government-owned lands (local, state or federal), day care facilities, educational facilities, hospitals, residential portions of ranch and farm land, and parks (local, state or federal).

These restrictions were filed in the Nueces County Clerk's office on **July 15, 2019** under **Document No. 2019027845 (Attachment 1)**. The response actions eliminate substantial present or future risk to public health and safety and to the environment from releases and threatened releases of contaminants at or from the Site. The Applicant has not acquired this certificate of completion by fraud, misrepresentation, or knowing failure to disclose material information. Further information concerning the response actions at this Site may be found in the final report at the central office of the RRC filed under **VCP No. 04-17010**.

The preceding is true and correct to the best of my knowledge and belief.

Applicant

By: _____

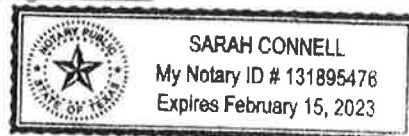
Print Name: Jatin Gopaul

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, personally appeared Jatin Gopaul, known to me to be the person and agent of said commission whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of July, 2019.

Notary Public in and for the State of TX



***ATTACHMENT 1
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
Institutional Control Document No.
2019027845***

VCP No. 04-17010

**Railroad Commission of Texas
Environmental Restrictive Covenant**

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This Environmental Restrictive Covenant (“Restrictive Covenant”) is filed and recorded in the Real Property Records of Nueces County, Texas pursuant to the authority of the Railroad Commission of Texas (“Commission”) to control and clean up pollution caused by activities over which the Commission exercises jurisdiction in accordance with Section 91.113 of the Texas Natural Resources Code and affects the real property described as follows:

Forefront Hospitality, Ltd. is the record Owner of fee title to the real property and premises, and appurtenances thereto, located in Nueces, County Texas, consisting of a 5.22 Acre Tract, being all of Lots 4R and 7R, Block I, Turtle Cove Center Unit 2, a map of which is recorded in Volume 68, Pages 799-800, Map Records of Nueces County, Texas and all of Lot 3, Block I, Turtle Cove Center Unit 2, a map of which is recorded in Volume 48, Pages 21-22, of the said Map Records, and more fully described on **Exhibit A**, which is attached hereto and incorporated herein, and identified as the “Property.”

Groundwater on all of the **Property** is impacted by certain identified constituents of concern (“COCs”). Therefore, all of the property is considered to be the **Affected Property** and is also presented on **Exhibit A**.

This Restrictive Covenant is required for the following reasons:

The **Affected Property** was impacted by a tank battery that existed on land immediately west of the Site prior to 1967; wherein COCs attributable to operations at the tank battery impacted soil and groundwater. Forefront Hospitality, Ltd. performed the response action to characterize and remediate the COC’s.

The remediation was performed in such a manner that COCs remained in groundwater at the **Affected Property** when the Restrictive Covenant was filed with the County. The COCs and the maximum concentration levels remaining in the Affected Property are specified on **Exhibit B - COCs Remaining in Groundwater**. The investigation, assessment, remediation and analytical data are contained in the RRC project case file *Voluntary Cleanup Program (VCP) number 04-17010* and further summarized in the following reports:

- Phase I Environmental Site Assessment report dated January 3, 2016, Phase Engineering
- Phase II Environmental Site Assessment report dated March 3, 2017, Phase Engineering

- Phase II Environmental Site Assessment report dated July 10, 2017, Phase Engineering
- Subsurface Investigation and Groundwater Monitoring Report dated June 8, 2019, STC Environmental Services, Inc.
- Installation of Well STC MW-8 and Groundwater Monitoring of All Wells -5.217-Acre Property. Report dated December 12, 2018, STC Environmental Services, Inc.

Copies of the reports may be obtained from Forefront Hospitality, Ltd., 1442 South Padre Island Drive, Corpus Christi, TX 78416 and from the Commission under *Voluntary Cleanup Program (VCP) number 04-17010*.

The response action has been approved by the Commission based on the presumption that the **Affected Property**, will be protective of commercial/industrial land use with the implementation of this Restrictive Covenant.

For purposes of this Restrictive Covenant the following terms

- “commercial/industrial land use” means use of property for anything other than use for human habitation or for other purposes with a similar potential for human exposure. Human habitation includes but is not limited to residential land use.
- “environmental medium” means a material found in the natural environment such as soil, groundwater, air, surface water, and sediments, or a mixture of such materials with liquids, sludges, gases, or solids.
- “exposure pathway” means the course that a COC takes from a source area to ecological or human receptors and includes a source area, a point of exposure, and an exposure route (e.g., ingestion), as well as a transport mechanism if the point of exposure is different from the source area.
- “residential land use” means use for dwellings, such as single family houses and multi-family apartments, children's homes, nursing homes, residential portions of government-owned lands (local, state or federal), day care facilities, educational facilities, hospitals, residential portions of ranch and farm land, and parks (local, state or federal).

Based on information contained in the investigation, assessment and monitoring reports, if an incomplete exposure pathway is maintained to impacted groundwater exceeding health-based values then the COCs associated with the **Affected Property** pose no significant present or future risk to humans or the environment. With the filing of this document, the Commission does not require any further remediation of the **Affected Property** as long as an incomplete exposure pathway is maintained to impacted groundwater exceeding health-based values.

Upon the filing and recording of this Restrictive covenant in the County Real Property Records, the Commission does not require any further remediation of the **Affected Property** if the **Affected Property** is not put to residential land use and the restrictions identified in this Restrictive Covenant are implemented.

This Restrictive Covenant is necessary to assure that all present and future owners, operators, lessors, or lessees of the **Affected Property** are aware of its condition and do not use the **Affected Property** or any groundwater below the surface of the Affected Property in any manner inconsistent with this Restrictive Covenant.

In consideration of the response actions leading to final approved remediation of the **Property**, the landowner of the **Property** has agreed to place the following restrictions on the **Property** in favor of the Commission and the State of Texas. Now therefore, in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Restrictive Covenant in favor of the Commission and the State of Texas are placed on the **Property** described on **Exhibit A**, to-wit:

1. No part of the **Affected Property** shall be used for residential land use as defined in this Restrictive Covenant.
2. The investigation and assessment reports identified impacted groundwater at one foot below ground surface to the bottom of the groundwater bearing unit at 60 feet below surface. Penetration of the impacted groundwater beneath the **Affected Property** for any purpose shall only be conducted in such a manner as to prevent the migration or release of contaminants to any other zone or environmental media and to prevent uncontrolled exposure to human and ecological receptors.
3. Use or consumption of groundwater beneath the **Affected Property** ranging from 1 to 60 feet below ground surface (bgs), shall be prohibited except for monitoring and remediation purposes.
4. Any water wells completed on the **Affected Property** must be installed by a Texas Department of Licensing and Regulation (TDLR)-licensed water well driller in accordance with applicable rules. Installed wells shall not be screened/perforated from the surface to 60 feet bgs unless for authorized monitoring purposes and the collection of samples for analysis.
5. These restrictions shall be a covenant running with the land.

For additional information, exposure assumptions with the Restrictive Covenant, please request the information from the Commission or from the Forefront Hospitality, Ltd.

Contact Addresses:

- Railroad Commission of Texas
Oil and Gas Division
Site Remediation Section
P. O. Box 12967
1701 N. Congress
Austin, Texas 78711-2967

- Forefront Hospitality, Ltd.
1442 South Padre Island Drive
Corpus Christi, TX 78416

As of the date of this Restrictive Covenant, the record owner of fee title to the Affected Property is owned by Forefront Hospitality, Ltd., 1442 South Padre Island Drive, Corpus Christi, TX 78416.

This Restrictive Covenant may be rendered of no further force or effect only by a release executed by the Commission and filed in the same Real Property Records as those in which this Restrictive Covenant is filed.

Executed this 2 day of July, 2019.

PROPERTY OWNER: Forefront Hospitality, Ltd.

Signature

Jatin Gopaul

Printed Name:

JATIN GOPAUL

Title:

President

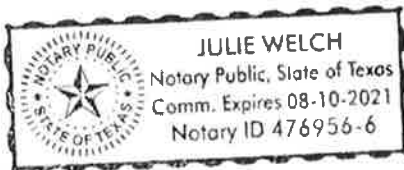
STATE OF

(Nueces) COUNTY

BEFORE ME, on this the 2nd day of July, 2019 personally appeared

Jatin Gopaul known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE



Signature

Julie Welch

Notary Public in and for the State of Texas

County of

Nueces

My Commission Expires:

Accepted as Third Party Beneficiary this 9th day of JULY, 2019.

Railroad Commission of Texas

By: Hailey A. Wolf

Printed Name: HAILEY A. WOLF

Title: STAFF ATTORNEY

State of
Texas Travis
County

BEFORE ME, on this the 9th
day of July, 2019

personally appeared Hailey A. Wolf, Attorney on behalf of the Oil and Gas
Division of the Railroad Commission of Texas, known to me to be the person whose name
is subscribed to the foregoing instrument, and they acknowledged to me that they executed
the same for the purposes and in the capacity herein expressed.

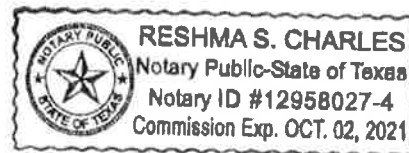
GIVEN UNDER MY HAND AND SEAL OF OFFICE

Signature Reshma S. Charles

Notary Public in and for the State of Texas

County of Travis

My Commission
Expires:



Notary without Bond



Job No. 11530.B8.02
July 17th, 2018

EXHIBIT A
PAGE 1 OF 4

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 5.22 Acre Tract, being all of Lots 4R and 7R, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 68, Pages 799-800, Map Records of Nueces County, Texas and all of Lot 3, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 48, Pages 21-22, of the said Map Records; said 5.22 Acre Tract being more fully described by metes and bounds as follows:

Beginning, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, on the Northwest line of a 20 Foot Wide Railroad Right-of-Way, as recorded in Clerk's File No. 191733, Deed Records of Nueces County, Texas, for the Northeast corner of the said Lot 7R and this Tract;

Thence, South 28°28'14" West, with the said Northwest line of the 20 Foot Wide Railroad Right-of-Way, 60.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for a Southeast corner of the said Lot 7R and this Tract;

Thence, North 61°31'46" West, with a South boundary line of the said Lot 7R, 13.07 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for a corner of the said Lot 7R and this Tract;

Thence, North 84°43'46" West, continuing with a South boundary line of the said Lot 7R, 386.39 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for an inner ell corner of the said Lot 7R, and this Tract;

Thence, South 05°16'14" West, with an East boundary line of the said Lot 7R, at 204.74 Feet, pass a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for a common corner of the said Lots 4R and 7R, in all 417.46 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, on the North Right-of-Way line of South Padre Island Drive (State Highway 358), a public roadway, the Southeast corner of the said Lot 4R and of this Tract, for the beginning of a circular curve to the Left, having a delta of 04°49'58", a Radius of 3,899.83 Feet, an arc length of 328.95 Feet, and a chord which bears North 77°51'25" West, 328.85 Feet;

Thence, with the said North Right-of-Way line, and the said Lots 3, 4R and 7R and the said circular curve to the Left, 328.95 Feet, to the Southwest corner of the said Lot 3 and this Tract;

Thence, North 05°16'14" East, with the West boundary line of the said Lot 3, 173.38 Feet, the South boundary line of the said Lot 7R, for the Northwest corner of the said Lot 3, for a corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears South 84°43'46" East, 0.57 Feet;

Thence, North 84°43'46" West, with the South boundary line of the said Lot 7R, 240.37 Feet, to a Drill Hole Found, on the East Right-of-Way line of Bullfinch Street, a public roadway, for the Southwest corner of the said Lot 7R and this Tract, from Whence a 1 Inch Iron Pipe Found, bears North 63°49'45" East, 0.42 Feet;

Thence, North 05°16'14" East, with the said East Right-of-Way line, the West boundary line of the said Lot 7R, 254.73 Feet, to a Drill Hole Found, for the Northwest corner of the said Lot 7R and of this Tract;

S:\Surveying\11530\B700\OFFICER\METES AND BOUNDS\MB_0439_11530B700_20170406.doc

(361)854-3101

2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

FAX (361)854-6001

www.urbaneng.com

TBPE Firm # 145 • TBPLS Firm # 10032400

EXHIBIT A
PAGE 2 OF 4

Thence, South 84°43'46" East, with the North boundary line of the said Lot 7R, 988.90 Feet, to the Point of Beginning, containing 5.22 Acres (227,268 Sq. Ft.) of land, more or less.

Grid Bearings and Distances described herein are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

5.22 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described herein.



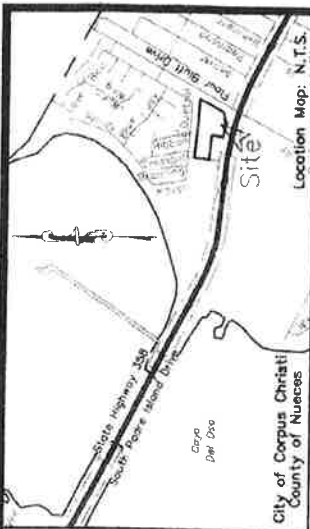
URBAN ENGINEERING
James D. Carr
James D. Carr, R.P.L.S.
License No. 6458

Notes:

- 1.) Total platted area contains 7.44 Acres of Land
- 2.) The receiving water for the storm water runoff from this property is the Ozco Bay. The TCEQ has classified the aquatic life use for the Ozco Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
- 3.) Old Boundaries and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- 4.) By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464, 0316 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) No driveway access permitted from Flour Bluff Drive for a distance of 100.00 feet from the Southeast corner of Lot 5R.
- 7.) Property must comply with TADOT's Traffic Access Management Plan.
- 8.) If any lot is developed with residential usage, compliance with the open space regulation will be required during the building permit phase.

✓ 67 P799

**EXHIBIT A
PAGE 3 OF 4**



Plat of

**Turtle Cove Center Unit 2
Block 1, Lots 4R, 5R and 7R**

being a replat of Lots 4 and 5, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 48, Pages 21-22, Map Records of Nueces County, Texas and Lots 7 and 8, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 49, Pages 104-105, Map Records of Nueces County, Texas

State of Texas
County of Nueces
This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the 8th day of March 2017

Patricia
Patricia S. Lueder, P.E., LEED AP
Development Services Engineer

State of Texas
County of Nueces
This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the 29th day of JUNE 2016

Philip J. Ramirez, A.L.L., LEED AP, Designer
Philip J. Ramirez, A.L.L., LEED AP, Designer

State of Texas
County of Nueces
I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated this 23rd day of February 2017 with its certificate of authentication was duly recorded in the public records of said County on the 23rd day of JANUARY 2017 at 12:28 o'clock P. M., and duly received the same on the 23rd day of JANUARY 2017 at 12:28 o'clock P. M., in said County in Volume 62 Page 791-800 Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2017009341
Filed for Record
23rd March 2017 M.
By Kara Sands County Clerk
Kara Sands, County Clerk
Nueces County, Texas
By Patricia S. Lueder Deputy

State of Texas
County of Nueces
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering have prepared the foregoing map from a survey made on the 23rd day of February 2017 and I have been engaged under contract to act as Land and Block corners as shown hereon and to complete such operations with due and reasonable diligence in compliance with sound professional practice.

This the 23rd day of February 2017

James D. Carr
James D. Carr, R.P.L.S.
Texas License No. 6458

URBAN ENGINEERING
Professional Land Surveyors
1100 N. Nueces Blvd., Suite 100
Corpus Christi, TX 78401
Phone: 361-842-1100
www.urbanengineering.com

DATE: February 24, 2016
SCALE: 1"=60'
JOB NO.: 11530.B6.00
SHEET: 3 of 2
DRAWN BY: JDC

State of Texas
County of Nueces
Paul Daburion, hereby certifies that he is the owner of the lands embraced within the foregoing map and subdivided as shown thereon and that he has had said lands surveyed and subdivided as shown thereon and that he has dedicated to the public use for operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the 23rd day of February 2017

By Paul Daburion
Paul Daburion
State of Texas
County of Nueces

This instrument was acknowledged before me by Paul Daburion.

This the 23rd day of February 2017

Paul Daburion
Notary Public and for the State of Texas

NOTARY PUBLIC
James D. Carr
Notary Public and for the State of Texas
February 1, 2017

State of Texas
County of Nueces
Navy Army Community Credit Union, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown thereon and that it has dedicated to the public use for operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the 23rd day of February 2017

By Wayne Vann
Wayne Vann, Interim CEO
State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne Vann, as Interim CEO of Navy Army Community Credit Union, on behalf of said credit union.

This the 23rd day of February 2017

Wayne Vann
Notary Public and for the State of Texas

NOTARY PUBLIC
James D. Carr
Notary Public and for the State of Texas
February 1, 2017

EXHIBIT A PAGE 4 OF 4

688 P800



Plat of Turtle Cove Center Unit 2 Block 1, Lots 4R, 5R and 7R

being a replat of Lots 4 and 5, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 48, Pages 21-22, Map Records of Nueces County, Texas and Lots 7 and 8, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 49, Pages 104-105, Map Records of Nueces County, Texas



DATE: February 24, 2015
SCALE: 1"=60'
SHEET: 2 of 11552.B6.00
DRAWN BY: XG

**Exhibit B
COCs Remaining in Groundwater**

Upon completion of the remediation, COCs in groundwater beneath the Affected Property were found at the levels shown in the table below

Environmental Media (1) (2) (Soil, groundwater or air)	Constituents Remaining (3)	Maximum Sample Concentration detected during the last sampling event (5)	Date of Sample Collection	PSH Measured Apparent Thickness in Feet (6)(8)	Depth BGS and Location (1) (2) (6), (7)
Groundwater	Chloride	20.2 mg/l	2/21/2017	None	TMW-1 – 3 feet
Groundwater	Chloride	52.9 mg/l	2/21/2017	None	TMW-2 – 3 feet
Groundwater	Chloride	8.06 mg/l	2/21/2017	None	TMW-3 – 3 feet
Groundwater	Chloride	239 mg/l	11/7/2018	None	MW-1 – 3 feet
Groundwater	Chloride	1000 mg/l	11/8/2018	None	MW-2 – 3 feet
Groundwater	Chloride	744 mg/l	11/7/2018	None	MW-3 – 3 feet
Groundwater	Chloride	78.5 mg/l	11/7/2018	None	MW-4 – 3 feet
Groundwater	Chloride	463 mg/l	11/8/2018	None	STC-MW-5 – 3 feet
Groundwater	Chloride	231 mg/l	11/8/2018	None	STC-MW-6 – 3 feet
Groundwater	Chloride	107 mg/l	11/7/2018	None	STC-MW-7 – 3 feet
Groundwater	Chloride	45.1 mg/l	11/7/2018	None	STC-MW-8 – 3 feet
Groundwater	TPH	8.81 mg/l	2/21/2017	None	TMW-1 – 3 feet
Groundwater	TPH	3.96 mg/l	2/21/2017	None	TMW-2 – 3 feet
Groundwater	TPH	<0.6 mg/l	2/21/2017	None	TMW-3 – 3 feet
Groundwater	TPH	1.13 mg/l	11/7/2018	None	MW-1 – 3 feet
Groundwater	TPH	<0.720 mg/l	11/8/2018	None	MW-2 – 3 feet
Groundwater	TPH	<0.711 mg/l	11/7/2018	None	MW-3 – 3 feet
Groundwater	TPH	<0.718 mg/l	11/7/2018	None	MW-4 – 3 feet
Groundwater	TPH	<0.728 mg/l	11/8/2018	None	STC-MW-5 – 3 feet
Groundwater	TPH	<0.726 mg/l	11/8/2018	None	STC-MW-6 – 3 feet
Groundwater	TPH	<0.726 mg/l	11/7/2018	None	STC-MW-7 – 3 feet
Groundwater	TPH	<0.713 mg/l	11/7/2018	None	STC-MW-8 – 3 feet
NOTES					
1. Shaded rows with bold text show locations where the PCL of 300 mg/l for chlorides or the calculated TPH PCL of 6.50 mg/l were exceeded.					
2. COC's in soil did not exceed TRRP or RRC PCL's. Therefore, only maximum groundwater results during the last sampling event are shown in this table.					

- (1) Groundwater - A saturated geologic formation, group of formations, or part of a formation.
- (2) Soil includes surface soils and subsurface soils. For surface soil, the soil zone extending from ground surface to five feet in depth for commercial/industrial land use; or to the top of the uppermost groundwater-bearing unit or bedrock, whichever is less in depth. For subsurface soil, the portion of the soil zone between the base of surface soil and the top of the groundwater-bearing unit(s).
- (3) Constituents identified as Site-specific COCs that exceed the regulatory action level within the "Affected Property".
- (4) milligrams per kilograms (mg/kg)
- (5) milligrams per liter (mg/l)
- (6) Phase-Separated Hydrocarbons (PSHs)
- (7) Monitor Well (MW);
- (8) Not Applicable (NA)



VG-174-2019-2019027845

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2019027845

Real Property Recordings
RESTRICTIONS

Recorded On: July 15, 2019 08:28 AM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$51.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2019027845
Receipt Number: 20190715000020
Recorded Date/Time: July 15, 2019 08:28 AM
User: Margarita S
Station: CLERK04

Record and Return To:

RTC - FOURE FRONT HOSPITALITY LP-- ROSHAN BHAKTA
NA
CORPUS CHRISTI TX 78401



**STATE OF TEXAS
Nueces County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Nueces County, Texas

Kara Sands
Nueces County Clerk
Nueces County, TX